

1 BY COUNCIL MEMBER Kenneth Cockrel, Jr.:

11Jun99

2 AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, Ordinance 390-G,
3 by deleting Sections 32.0044B, 95.0301, and 95.0357 and by amending Sections 32.0066,
4 66.0103, 68.0200, 94.0163, 94.0170, 94.0175, 94.0180, 94.0195, 94.0310, 94.0315, 94.0320,
5 94.0330, 94.0340, 94.0345, 94.0357, 94.0358, 94.0370, 94.0375, 94.0380, 94.0385, 94.0395,
6 95.0170, 95.0370, 95.0385, 113.0163, 113.0370, 119.0170, 119.0370, 130.0500, and 130.0501
7 and by adding Sections 32.0044C and 32.0044R, to define “Gateway Radial Thoroughfare;” to
8 prohibit certain, specified land uses along “Gateway Radial Thoroughfares” in B4 (General
9 Business District) areas; to prohibit adult entertainment establishments, pawnshops, motor
10 vehicle body or fender bumping and painting shops and major motor repair shops, and towing
11 service storage yards in B5 (Major Business District) areas; and to provide additional
12 requirements for pawnshops in the City of Detroit.

13 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

- 1 ~~—— Gross floor area shall mean the sum of the gross horizontal floor areas including:~~
- 2 a) ~~—— Areas occupied by fixtures and equipment for display or sale of merchandise, and~~
- 3 b) ~~—— Mezzanines and other partial floor areas.~~
- 4 ~~—— Such area shall be measured from the exterior faces of exterior walls or from the~~
- 5 ~~centerline of walls separating two buildings or structures, excluding:~~
- 6 a) ~~—— stairwells at each floor,~~
- 7 b) ~~—— elevator shafts at each floor,~~
- 8 c) ~~—— floors or parts of floors devoted exclusively to vehicular parking or loading, and~~
- 9 d) ~~all floors below the first or ground floor, except when used for or intended to be~~
- 10 ~~used for service by customers, patrons, clients, patients, or tenants.~~

11 **32.0044C GATEWAY RADIAL THOROUGHFARE.**

12 THOSE MAJOR RADIAL STREETS, WITHIN AND LEADING TO THE CENTRAL

13 BUSINESS DISTRICT, UPON WHICH THE MASTER PLAN OF POLICIES HAS

- 1 3) GRATIOT AVENUE BETWEEN MOUNT ELLIOTT AVENUE AND
- 2 RANDOLPH STREET/BROADWAY AVENUE;
- 3 4) MICHIGAN AVENUE BETWEEN THE JEFFRIES FREEWAY AND THE JOHN
- 4 C. LODGE FREEWAY; AND
- 5 5) EAST JEFFERSON AVENUE BETWEEN WATERWORKS PARK (GARLAND
- 6 AVENUE/MARQUETTE AVE.) AND THE CHRYSLER FREEWAY.

7 **32.0044R GROSS FLOOR AREA.**

8 GROSS FLOOR AREA SHALL MEAN THE SUM OF THE GROSS HORIZONTAL

9 FLOOR AREAS INCLUDING:

- 10 A) AREAS OCCUPIED BY FIXTURES AND EQUIPMENT FOR DISPLAY OR
- 11 SALE OF MERCHANDISE, AND
- 12 B) MEZZANINES AND OTHER PARTIAL FLOOR AREAS. SUCH AREA
- 13 SHALL BE MEASURED FROM THE EXTERIOR FACES OF EXTERIOR

1 CUSTOMERS, PATRONS, CLIENTS, PATIENTS, OR TENANTS.

2 **32.0066** *Parking.*

3 The temporary standing or placement of operable motor vehicles, bearing valid and
4 current license plate or registration sticker as required by the Secretary of State, which are
5 currently used to transport people, goods, or materials in the conduct of normal daily activities.

6 *PARKING, ACCESSORY.* FOR ZONING PURPOSES, A PARKING LOT OR
7 PARKING AREA SHALL BE DEEMED “ACCESSORY” WHEN SUCH LOT IS OPERATED
8 IN CONJUNCTION WITH A SPECIFIC LAND USE AND WHEN SUCH LOT IS NOT
9 FARTHER THAN THE MAXIMUM DISTANCE SPECIFIED IN SECTION 47.0108 FOR
10 SAID LAND USE.

11 *PARKING, COMMERCIAL.* FOR ZONING PURPOSES, A PARKING LOT SHALL
12 BE DEEMED “COMMERCIAL” WHEN CHAPTER 39 OF THE DETROIT CITY CODE
13 REQUIRES SAID LOT TO BE LICENSED BY THE CONSUMER AFFAIRS DEPARTMENT

1 safety engineering department or board of zoning appeals of a validated petition requesting such
2 waiver, signed by two-thirds (2/3) of those persons owning, residing, or doing business within
3 five hundred (500) feet of the proposed location.

4 The department of buildings and safety engineering shall adopt rules and regulations
5 governing the procedure for securing the petition of consent provided for in this section of the
6 Ordinance. The rules shall provide that the circulator of the petition requesting a waiver shall be
7 over eighteen (18) years of age and shall subscribe to an affidavit attesting to the fact that the
8 petition was circulated in accordance with the rules of the department of buildings and safety
9 engineering and that the circulator personally witnessed the signatures on the petition and that
10 the same were affixed to the petition by the person whose name appeared thereon.

11 The buildings and safety engineering department shall not consider the waiver of
12 locational requirements set forth in Section 66.0000 to 66.0103 until the above described
13 petition, if required shall have been filed and verified.

1 residing, or doing business within five hundred (500) feet of the proposed location.

2 The director of the of Buildings and Safety Engineering Department shall adopt rules

3 and regulations governing the procedure for securing the petition of consent provided

4 for in this section of the Ordinance. The rules shall provide that the circulator of the

5 petition requesting a waiver shall subscribe to an affidavit attesting to the fact that the

6 petition was circulated in accordance with the rules of the Buildings and Safety

7 Engineering Department and that the circulator personally witnessed the signatures on

8 the petition and that the same were affixed to the petition by the person whose name

9 appeared thereon.

10 The Buildings and Safety Engineering Department shall not waive the locational

11 requirements set forth above until said petition is filed and verified.

12 2) The prohibition relating to the location of a controlled use within two thousand (2,000)

13 feet of two (2) other legally established controlled uses of the same class may be

- 1 b) ~~That the proposed controlled use and the two (2) other controlled uses of~~
2 ~~the same class located within two thousand (2,000) feet of the proposed~~
3 ~~use, are separated by a major thoroughfare (excluding freeways), as~~
4 ~~designated in the Detroit Master Plan, having not less than four (4) lanes~~
5 ~~of traffic, excluding parking lanes; (REPEALED)~~
- 6 c) That the proposed controlled use will contribute to the social, economic,
7 aesthetic or physical improvements of the surrounding neighborhood as
8 determined and documented by the director of the Planning and
9 Development Department;
- 10 d) If an existing controlled use is located within two thousand (2,000) radial
11 feet from two (2) or more controlled uses of the same class and
12 i) the applicant requests a transfer to a location within two thousand
13 (2,000) feet of its present location, and

1 or harmful to the school.

2 **94.0163** Offices or shops for plumbing, electrical, heating or air conditioning,
3 furniture repair or upholstery, tool sharpening, cabinet making, custom decorative wrought iron
4 shops doing assembly work only, and similar uses, providing all material is stored within an
5 enclosed building with walls on all sides. NO SUCH ESTABLISHMENT, HOWEVER, SHALL
6 BE PERMITTED ON ANY ZONING LOT ABUTTING A DESIGNATED “GATEWAY
7 RADIAL THOROUGHFARE.”

8 Open air display for rental or sale of householder's pneumatic tired two- and
9 four-wheeled utility trailers, pneumatic tired cement mixers having a capacity of not more than
10 three and one-half (3 1/2) cubic feet and capable of being towed by a passenger automobile, an
11 wheelbarrows. The area to be so used shall have an area of not less than 6,000 square feet, shall
12 be used exclusively for the foregoing purposes, and shall be maintained with a stable surface that
13 will not retain water and treated so as to prevent the raising of dust or loose particles. Such

1 Open air sale or rental of trailer coaches or boats; NO SUCH ESTABLISHMENT,
2 HOWEVER, SHALL BE PERMITTED ON ANY ZONING LOT ABUTTING A
3 DESIGNATED “GATEWAY RADIAL THOROUGHFARE.”

4 **94.0170** Parking lots or parking areas for the storage or parking of operable motor
5 vehicles, but excluding towing service storage yards as defined in Section 32.0097A and
6 excluding all trucks and truck tractors except panel trucks, pickup trucks, school buses and those
7 motor vehicles necessary and accessory to the operation of uses permitted in this Zoning District.

8 NO COMMERCIAL PARKING LOT SHALL BE PERMITTED WITHIN THE
9 CENTRAL BUSINESS DISTRICT, AS IDENTIFIED IN THE MASTER PLAN OF
10 POLICIES, EXCEPT AS A PERMITTED WITH APPROVAL USE IN ACCORDANCE WITH
11 SECTION 94.0370 AND THE SIX (6) STANDARDS INDICATED BELOW.

12 FURTHERMORE, NO COMMERCIAL PARKING LOT SHALL BE PERMITTED WITHIN
13 ONE THOUSAND FIVE HUNDRED (1,500) FEET OF ANY STADIUM SITE; PARKING,

1 A) **LANDSCAPING.** ALL LANDSCAPED AREAS SHALL BE SEPARATED
2
3 FROM ANY PAVED PARKING AREA AND PUBLIC SIDEWALK BY SIX
4 (6) INCH CONCRETE CURBING.

5 ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF REFUSE OR
6 DEBRIS AND SHALL BE MAINTAINED IN A HEALTHY, NEAT, AND
7 ORDERLY CONDITION AT ALL TIMES.

8 A WATER BIB OR OTHER MEANS OF SUPPLYING WATER SHALL
9 BE PROVIDED TO PROPERLY MAINTAIN THE LANDSCAPED AREAS.

10 ALL OFF-STREET PARKING AREAS SHALL BE LANDSCAPED IN ONE
11 OF THE FOLLOWING WAYS:

12 1) OPTION ONE. UNDER OPTION ONE, NO PARKING SPACE
13 SHALL BE FARTHER THAN FIFTY (50) FEET FROM A
14 SHADE TREE OR A LANDSCAPED AREA CONTAINING A

1 MINIMUM THIRTY (30) SQUARE FEET OF LANDSCAPING
2 SHALL BE PROVIDED FOR EACH PARKING SPACE.
3 REQUIRED LANDSCAPING SHALL TAKE THE FORM OF
4 PLANTER STRIPS, LANDSCAPED AREAS, OR PERIMETER
5 LANDSCAPING. THE LANDSCAPING SHALL INCLUDE AT LEAST ONE
6 (1) TREE FOR EVERY FIVE (5) PARKING SPACES. LANDSCAPED
7 AREAS SHALL BE DISPERSED THROUGHOUT THE PARKING LOT.
8 PLANTER STRIPS, LANDSCAPED AREAS, AND PERIMETER
9 LANDSCAPED AREAS SHALL HAVE A MINIMUM WIDTH OF FIVE (5)
10 FEET.
11 B) **VEHICULAR ACCESS DRIVEWAYS.** EXCEPT IN THE CENTRAL
12 BUSINESS DISTRICT, AS IDENTIFIED IN THE MASTER PLAN OF
13 POLICIES, SAID DRIVEWAYS SHALL BE LIMITED TO THE MAJOR OR

1 NOT MORE THAN TWO (2) SUCH DRIVEWAYS MAY BE
2 PERMITTED FOR EACH ONE HUNDRED TWENTY (120) FEET OF
3 THOROUGHFARE FRONTAGE.

4 C) **FENCES AND WALLS.** NO FENCES OR WALLS ARE REQUIRED.
5 HOWEVER, A DECORATIVE, OPAQUE MASONRY WALL, NOT
6 EXCEEDING THIRTY (30) INCHES IN HEIGHT MAY BE PERMITTED
7 ALONG ANY PROPERTY LINE ABUTTING A PUBLIC STREET; SUCH A
8 WALL, NOT EXCEEDING SIX (6) FEET IN HEIGHT, MAY BE PERMITTED
9 ALONG ANY PROPERTY LINE NOT ABUTTING A PUBLIC STREET.

10 IF FENCING IS TO BE INSTALLED, IT SHALL BE OF A
11 DECORATIVE/ORNAMENTAL, METAL PICKET-TYPE.

12 SAID FENCING SHALL NOT EXCEED LEGAL HEIGHT.

13 ANY GATE(S) IN SUCH FENCING SHALL BE CONSTRUCTED OF

1 NOT MORE THAN ONE BUSINESS SIGN MAY BE ERECTED OR
2 PLACED ON ANY ACCESORY PARKING LOT OR AREA. SAID SIGN
3 SHALL NOT EXCEED TWENTY (20) SQUARE FEET IN AREA NOR
4 FIFTEEN (15) FEET IN HEIGHT.

5 E) **PAVING AND DRAINAGE.** THE PARKING AREA SHALL BE PROVIDED
6 WITH PAVEMENT HAVING AN ASPHALTIC OR PORTLAND CEMENT
7 BINDER SO AS TO PROVIDE A PERMANENT, DURABLE, AND
8 DUSTLESS SURFACE. IT SHALL BE GRADED AND DRAINED IN
9 CONFORMANCE WITH THE REQUIREMENTS OF THE CITY PLUMBING
10 CODE SO AS TO DISPOSE OF ALL SURFACE WATER WITHIN THE
11 PARKING AREA.

12 F) **MANEUVERING AREA.** THE LAYOUT OF THE PARKING AREA SHALL
13 BE DESIGNED SO AS TO PRECLUDE THE NEED TO MANEUVER OR

- 1 Parking structures
- 2 Personal service establishments:
- 3 Dry cleaning or laundry pick-up stations
- 4 Barber shops
- 5 Beauty shops
- 6 Shoe repair shops
- 7 Uses of a similar nature
- 8 Police or fire stations or other public buildings or public uses not enumerated in Use
- 9 Group I
- 10 Private clubs or lodges
- 11 **94.0175** Radio or television stations; recording studios other than assembly halls,
- 12 nightclubs as defined in Section 32.0062A, rental halls as defined in Section 32.0078A, or
- 13 concern cafes as regulated in Chapter 5 of the 1984 Detroit City Code.

1 provided that all outdoor areas shall be either landscaped or hard surfaced. HOWEVER, NO
2 “USED CAR DEALERSHIP” SHALL BE PERMITTED ON ANY ZONING LOT ABUTTING
3 A DESIGNATED “GATEWAY RADIAL THOROUGHFARE.”

4 Signs, as regulated by Article XIII; HOWEVER, NO ADVERTISING SIGN
5 SHALL BE PERMITTED ON ANY ZONING LOT ABUTTING A DESIGNATED
6 “GATEWAY RADIAL THOROUGHFARE.”

7 Stadiums, sports arenas, provided that:

- 8 (a) the stadium or sports arena is located on not fewer than three (3) acres
9 of land not less than two hundred fifty (200) feet in depth;
- 10 (b) any accessory parking, within one thousand (1,000) feet, be provided
11 and maintained with a surface having an asphaltic or Portland cement
12 binder so as to provide a permanent, durable and dustless surface;
- 13 (c) any accessory parking area, within one thousand (1,000) feet, be

1 and said public right-of-way; and

2 (e) where such a yard is required, it shall be kept free of refuse or debris

3 and shall be landscaped with lawn and other ornamental horticultural

4 materials, the suitability and arrangement of which shall be subject to

5 the approval of the Recreation Department, and which materials are to

6 be maintained in a healthy, neat, and orderly condition at all times; or

7 (f) in lieu of the above required lawn and landscaping, the yard may be

8 surfaced with suitable decorative surfacing or other architectural

9 treatment as may be approved by the Recreation Department.

10 Storage of new or used motor vehicles, accessory to salesroom or sales lots for

11 new or used motor vehicles, but excluding towing service storage yards as defined in Section

12 32.0097A, and police department authorized abandoned vehicle yards, as defined in Section

13 32.0070A--provided that six (6) foot high opaque walls or fences shall be erected where adjacent

1 Studios and Schools of Dance, Gymnastics, Music, and Art

2 **94.0195** Vending machine commissaries; HOWEVER, NO SUCH

3 ESTABLISHMENT SHALL BE PERMITTED ON ANY ZONING LOT ABUTTING A

4 DESIGNATED “GATEWAY RADIAL THOROUGHFARE.”

5 Veterinary clinics for small animals, pet shops, and commercial kennels

6 **94.0310** Confection manufacture; NO SUCH ESTABLISHMENT, HOWEVER,

7 SHALL BE PERMITTED ON ANY ZONING LOT ABUTTING A

8 DESIGNATED “GATEWAY RADIAL THOROUGHFARE.”

9 **94.0315** Dental products, surgical, or optical goods manufacture; NO SUCH

10 ESTABLISHMENT, HOWEVER, SHALL BE PERMITTED ON ANY

11 ZONING LOT ABUTTING A DESIGNATED “GATEWAY RADIAL

12 THOROUGHFARE.”

13 **94.0320** Establishments for the sale of beer or intoxicating liquor for consumption on

- 1 b) Ingress, or egress shall be only from the principal street side of the property as
- 2 may be determined by the Buildings and Safety Engineering Department.
- 3 c) If lighting is provided, all such lighting shall be subdued, shaded, and focused
- 4 away from the dwellings.
- 5 d) An opaque fence or wall of wood or masonry construction, six (6) feet in
- 6 height, shall be constructed between the approved site and any adjacent
- 7 property zoned in a residential district classification. If such fence is of wood
- 8 construction, the design and type of fence shall be subject to the approval of
- 9 the Buildings and Safety Engineering Department.
- 10 e) In all instances where a wall or fence is required, said wall or fence shall be
- 11 protected from possible damage inflicted by vehicles using the parking area
- 12 by means of precast concrete wheel stops at least six (6) inches in height, or
- 13 by firmly implanted bumper guards not attached to the wall or fence, or by

1 curves in the track.

2 i) All vehicles shall be provided with mufflers to eliminate objectionable noise.

3 The Buildings and Safety Engineering Department may require a change in

4 mufflers to reduce exhaust noises if, in its opinion, such noise becomes a

5 nuisance.

6 j) Permitted hours of operation shall be 10:00 A.M. to 10:00 P.M. Monday

7 through Saturday, and 12:00 noon to 10:00 P.M. on Sunday.

8 NO SUCH TRACK, HOWEVER, SHALL BE PERMITTED ON ANY ZONING LOT

9 ABUTTING A DESIGNATED “GATEWAY RADIAL THOROUGHFARE.”

10 **94.0340** Home occupations in conjunction with a dwelling unit subject to the

11 conditions specified in Section 83.0105

12 HOTELS, AS REGULATED BY SECTION 66.0000, EXCEPTING NON-

13 PROFIT SINGLE ROOM OCCUPANCY (SRO) HOUSING

1 repairing providing that all operations are conducted entirely within a
2 building, and further provided that any wall facing, abutting, or adjacent to
3 residentially zoned property shall consist of a solid blank wall with no
4 openings whatsoever, excepting that a required secondary exit door, of
5 minimum requirements, shall be permitted and provided further, that all
6 open storage of vehicles awaiting repairs or service be enclosed by an
7 opaque wall or fence of masonry or wood construction six (6) feet in height
8 and maintained in a neat and orderly fashion at all times. HOWEVER, NO
9 SUCH SHOPS SHALL BE PERMITTED ON ANY ZONING LOT
10 ABUTTING A DESIGNATED “GATEWAY RADIAL
11 THOROUGHFARE,” NOR ANYWHERE WITHIN THE CENTRAL
12 BUSINESS DISTRICT, AS IDENTIFIED IN THE MASTER PLAN OF
13 POLICIES.

1 facilities are provided for coin-operated or self-service washing of motor
2 vehicles. NO “CAR WASH” SHALL BE PERMITTED ON ANY
3 ZONING LOT ABUTTING A DESIGNATED “GATEWAY RADIAL
4 THOROUGHFARE.”

5 **94.0358** Motor vehicle laundries or wash-racks where facilities are provided for the
6 washing or cleaning of two (2) or more motor vehicles simultaneously or where facilities are
7 provided for coin-operated or self-service washing of motor vehicles subject to the following
8 conditions, except as maybe adjusted by the Buildings and Safety Engineering Department:

9 (a) A hard surfaced driveway of one (1) or more lanes shall be constructed on
10 the zoning-lot in such manner as to provide for a continuous movement of
11 vehicles into the wash-rack.

12 (b) The driveway so provided shall be not less than ten (10) feet wide for a
13 single lane and not less than ten (10) additional feet in width for each

1 other than a straight line, the length of the building or wash line for
2 purposes of this section shall be the distance measured along the center-
3 line of the conveyor or wash line. The greater of the above measurements
4 shall be used in the determination of the length of the required lane or
5 lanes. The overall length of the required lane or lanes, as measured along
6 the center-line, shall be determined in accordance with the following
7 formula:

8 Where the building or total length of all wash lines is eighty (80) feet
9 or less in overall length, the total required lane or lanes exclusive of
10 the wash line shall be not less than two hundred (200) feet in length.

11 Where the building or total length of all wash lines exceed eighty (80)
12 feet in length, the length of the required lane or lanes exclusive of the
13 wash line shall be increased twenty (20) feet for each ten (10) feet or

1 said wall or building shall be protected from possible damage inflicted by
2 vehicles operating adjacent thereto, by means of pre-cast concrete wheel
3 stops at least six (6) inches in height, or by firmly implanted bumper
4 guards not attached to the wall or building, or by other suitable barriers.

5 (f) A barrier, a minimum of eighteen (18) inches in height, shall be
6 constructed and maintained on all lot lines except where openings are
7 needed to provide for permanent means of access and except where the
8 above required masonry wall is constructed on the lot line.

9 (g) The lot to be built upon shall be located on a street designated as a major
10 or secondary thoroughfare and all means of vehicular ingress and ingress
11 shall be located on a major or secondary thoroughfare.

12 (h) The operating equipment shall be located or baffled so as to prevent a
13 noise nuisance to nearby properties.

1 SPECIFIED IN SECTION 47.0108), LOCATED ON A ZONING LOT ABUTTING A
2 DESIGNATED “GATEWAY RADIAL THOROUGHFARE” OR LOCATED WITHIN THE
3 CENTRAL BUSINESS DISTRICT, AS IDENTIFIED IN THE MASTER PLAN OF
4 POLICIES, SUBJECT TO THE SIX (6) DESIGN STANDARDS SPECIFIED IN SECTION
5 94.0170(A-G). SAID DESIGN STANDARDS MAY BE ADJUSTED BY THE BUILDINGS
6 AND SAFETY ENGINEERING DEPARTMENT PROVIDED THAT SUCH ADJUSTMENT
7 DOES NOT EXCEED TEN PERCENT (10%) OF ANY AMOUNT SPECIFIED IN THE
8 STANDARD, NOTWITHSTANDING THE PROVISIONS OF SECTION 65.0500.

9 Pawnshops, as regulated by Section 66.0000; HOWEVER, NO PAWNSHOP SHALL
10 BE PERMITTED ON ANY ZONING LOT ABUTTING A DESIGNATED
11 “GATEWAY RADIAL THOROUGHFARE,” NOR ANYWHERE WITHIN
12 THE CENTRAL BUSINESS DISTRICT AS IDENTIFIED IN THE MASTER
13 PLAN OF POLICIES

1 Public dance halls, as regulated by Section 66.0000

2 Public lodging house, as regulated by Section 66.0000

3 **94.0375** Rebound tumbling centers, subject to the following requirements, except as

4 may be adjusted by the Buildings and Safety Engineering Department:

5 a) Parking areas shall be surfaced with gravel, slag or other comparable material

6 and treated so as to prevent the raising of dust.

7 b) Ingress, or egress shall be only from the principal street side of the property as

8 may be determined by the Buildings and Safety Engineering Department.

9 c) If lighting is provided, all such lighting shall be subdued, shaded, and focused

10 away from the dwellings.

11 d) An opaque fence or wall of wood or masonry construction, six (6) feet in height,

12 shall be constructed between the approved site and any adjacent property zoned

13 in a residential district classification. If such fence is of wood construction, the

1 purposes, shall play no music, and shall be removed if, in the opinion of the
2 Buildings and Safety Engineering Department, such operation constitutes a
3 nuisance.

4 g) No rebound tumbling apparatus or part thereof shall be located within one
5 hundred (100) feet of any property zoned in a residential district
6 classification.

7 h) Permitted hours of operation shall be 8:00 A.M. to 10:30 P.M., Monday
8 through Saturday, and 12:00 noon to 10:30 P.M. Sunday.

9 HOWEVER, NO SUCH OUTDOOR ESTABLISHMENT SHALL BE PERMITTED
10 ON ANY ZONING LOT ABUTTING A DESIGNATED "GATEWAY RADIAL
11 THOROUGHFARE."

12 Residential uses combined in structures with permitted commercial or other uses
13 Rooming houses

1 Special small tool, die, and gauge manufacturing employing not more than fifteen (15)
2 persons in manufacturing operations; HOWEVER, NO SUCH ESTABLISHMENT SHALL BE
3 PERMITTED ON ANY ZONING LOT ABUTTING A DESIGNATED “GATEWAY RADIAL
4 THOROUGHFARE.”

5 Specially designated distributor's (SDD) establishment subject to the restrictions imposed
6 by Section 68.0000

7 Specially designated merchant's (SDM) establishment subject to the restrictions imposed
8 by Section 68.0000

9 Substance abuse service facilities, subject to compliance with all of the provisions of
10 Section 93.0380 except as may be adjusted by the Buildings and Safety Engineering Department.
11 HOWEVER, NO SUCH FACILITY SHALL BE PERMITTED ON ANY ZONING LOT
12 ABUTTING A DESIGNATED “GATEWAY RADIAL THOROUGHFARE.”

13 **94.0385** Tattoo parlors, subject to licensing by the Consumer Affairs Department and

1 SHALL BE PERMITTED ON ANY ZONING LOT ABUTTING A
2 DESIGNATED “GATEWAY RADIAL THOROUGHFARE.”

3 Towing service storage yard, as defined in Section 32.0097A. In such cases
4 where the storage yard abuts or is separated by a public street or public alley
5 from residential or residential PD zoning, provided that the yard
6 requirements as specified in Section 100.0501(A), (B), (C), and (D) shall
7 apply, and provided that the "yard treatment" requirements, as specified in
8 Section 111.0700 shall apply, and provided that an opaque wall or fence of
9 masonry or wood construction, not less than six (6) feet in height, shall be
10 provided between the storage area and the above required yard, and
11 provided that said wall or fence be maintained in a neat and orderly fashion
12 at all times; and provided that all lighting shall be directed so as not to shine
13 upon property zoned residential or residential PD; the Buildings and Safety

- 1 f) location and type of bumper guards/wheel stops;
- 2 g) surface treatment of lot;
- 3 h) maximum, appropriate number of vehicles given
- 4 area and configuration of site.

5 HOWEVER, NO SUCH STORAGE YARD SHALL BE PERMITTED ON ANY
6 ZONING LOT ABUTTING A DESIGNATED “GATEWAY RADIAL THOROUGHFARE,”
7 NOR ANYWHERE WITHIN THE CENTRAL BUSINESS DISTRICT AS IDENTIFIED IN
8 THE MASTER PLAN OF POLICIES.

9 Town houses

10 **94.0395** Wearing apparel manufacturing; HOWEVER, NO SUCH
11 ESTABLISHMENT SHALL BE PERMITTED ON ANY ZONING LOT ABUTTING A
12 DESIGNATED “GATEWAY RADIAL THOROUGHFARE.”

13 Wholesaling, warehousing, storage buildings, or public storage houses, but

1 *LOCATED NOT FARTHER THAN THE MAXIMUM DISTANCE SPECIFIED IN SECTION*
2 *47.0108, SUBJECT TO THE SIX (6) STANDARDS SPECIFIED IN SECTION 94.0170(A-G).*
3 *HOWEVER, NO COMMERCIAL PARKING LOT, AS DEFINED IN SECTION 32.0066,*
4 *SHALL BE PERMITTED IN THE B5 DISTRICT EXCEPT AS A PERMITTED WITH*
5 *APPROVAL USE IN ACCORDANCE WITH SECTION 95.0370 AND THE SIX (6) STANDARDS*
6 *SPECIFIED IN SECTION 94.0170(A-G).*
7 *FURTHERMORE, NO COMMERCIAL PARKING LOT SHALL BE PERMITTED*
8 *WITHIN ONE THOUSAND FIVE HUNDRED (1,500) FEET OF ANY STADIUM SITE;*
9 *PARKING, ACCESSORY TO STADIA, SHALL BE PERMITTED IN ACCORDANCE WITH*
10 *SECTIONS 47.0108S AND 94.0180(B-F).*

11 Parking structures

12 ~~Pawnshops, as regulated by Section 66.0000~~

13 Personal service establishments:

- 1 Pool or billiard halls, as regulated by Section 68.0000
- 2 Printing or engraving shops
- 3 Private clubs or lodges
- 4 Publishing or printing of daily newspapers
- 5 Pre-release adjustment centers, subject to compliance
- 6 with all of the provisions of Section 83.0316
- 7 **95.0301** ~~Adult cabaret, as regulated by Section 66.0000~~
- 8 ~~Adult personal service establishment, as regulated by~~
- 9 ~~Section 66.0000~~
- 10 ~~Adult physical culture establishment, as regulated by~~
- 11 ~~Section 66.0000~~
- 12 ~~Adult supply store, as regulated by Section 66.0000~~
- 13 ~~Adult theater, as regulated by Section 66.0000 (REPEALED)~~

1 ~~height and maintained in a neat and orderly fashion at all times.~~

2 (REPEALED)

3 **95.0370** PARKING LOTS (COMMERCIAL PARKING LOTS OR PARKING LOTS
4 SERVING A SPECIFIC PRINCIPAL USE FARTHER THAN THE MAXIMUM DISTANCE
5 SPECIFIED IN SECTION 47.0108), FOR THE STORAGE OR PARKING OF OPERABLE
6 MOTOR VEHICLES, BUT EXCLUDING ALL TRUCKS AND TRUCK TRACTORS
7 EXCEPT PANEL TRUCKS, PICKUP TRUCKS, SCHOOL BUSES AND THOSE MOTOR
8 VEHICLES NECESSARY AND ACCESSORY TO THE OPERATION OF USES
9 PERMITTED IN THIS ZONING DISTRICT. SUCH PARKING LOTS SHALL BE SUBJECT
10 TO THE SIX (6) DESIGN STANDARDS SPECIFIED IN SECTION 94.0170(A-G). SAID
11 DESIGN STANDARDS MAY BE ADJUSTED BY THE BUILDINGS AND SAFETY
12 ENGINEERING DEPARTMENT PROVIDED THAT SUCH ADJUSTMENT DOES NOT
13 EXCEED TEN PERCENT (10%) OF ANY AMOUNT SPECIFIED IN THE STANDARD,

1 excluding "towing service storage yards" as defined in Section 32.0097A and "Police
2 Department authorized abandoned vehicle yards" as defined in Section 32.0070A, upon
3 recommendation by the Planning and Development Department and the City Planning
4 Commission to be necessary to the public convenience and not contrary to the spirit and
5 purposes of this Ordinance, PROVIDED THAT SUCH ACCESSORY PARKING IS
6 LOCATED NOT FARTHER THAN THE MAXIMUM DISTANCE SPECIFIED IN SECTION
7 47.0108, SUBJECT TO THE SIX (6) STANDARDS SPECIFIED IN SECTION 94.0170(A-G).

8 HOWEVER, NO COMMERCIAL PARKING LOT, AS DEFINED IN SECTION
9 32.0066, SHALL BE PERMITTED IN THE PCA DISTRICT EXCEPT AS A PERMITTED
10 WITH APPROVAL USE IN ACCORDANCE WITH SECTION 113.0370 AND THE SIX (6)
11 STANDARDS SPECIFIED IN SECTION 94.0170(A-G).

12 FURTHERMORE, NO COMMERCIAL PARKING LOT SHALL BE
13 PERMITTED WITHIN ONE THOUSAND FIVE HUNDRED (1,500) FEET OF ANY

1 PERMITTED IN THIS ZONING DISTRICT. SUCH PARKING LOTS SHALL BE SUBJECT
2 TO THE SIX (6) DESIGN STANDARDS SPECIFIED IN SECTION 94.0170. SAID DESIGN
3 STANDARDS MAY BE ADJUSTED BY THE BUILDINGS AND SAFETY ENGINEERING
4 DEPARTMENT PROVIDED THAT SUCH ADJUSTMENT DOES NOT EXCEED TEN
5 PERCENT (10%) OF ANY AMOUNT SPECIFIED IN THE STANDARD,
6 NOTWITHSTANDING THE PROVISIONS OF SECTION 65.0500.

7 Public dance halls, subject to compliance with the provisions and standards as specified
8 in Section 66.0000

9 **119.0170** Parking lots or parking areas (ACCESSORY) for the storage or parking of
10 operable motor vehicles, but excluding towing service storage yards as defined in Section
11 32.0097A and "Police Department authorized abandoned vehicle yards" as defined in Section
12 32.0070A, excluding all trucks and truck tractors except panel trucks, pick-up trucks, school
13 buses and those motor vehicles necessary and accessory to the operation of uses permitted in this

1 WITHIN ONE THOUSAND FIVE HUNDRED (1,500) FEET OF ANY STADIUM SITE;
2 PARKING, ACCESSORY TO STADIA, SHALL BE PERMITTED IN ACCORDANCE WITH
3 SECTIONS 47.0108S AND 94.0180(B-F).

4 Parking structures

5 Personal service establishments:

6 Dry cleaning or laundry pick-up stations

7 Barber shops

8 Beauty shops

9 Shoe repair shops

10 **119.0370** PARKING LOTS (COMMERCIAL PARKING LOTS OR PARKING LOTS
11 SERVING A SPECIFIC PRINCIPAL USE FARTHER THAN THE MAXIMUM DISTANCE
12 SPECIFIED IN SECTION 47.0108), FOR THE STORAGE OR PARKING OF OPERABLE
13 MOTOR VEHICLES, BUT EXCLUDING ALL TRUCKS AND TRUCK TRACTORS

1 Police or fire stations or other buildings or public uses not enumerated in Use Group F

2 Private clubs, lodges, or similar uses

3 Public dance halls, as regulated by Section 66.0000

4 **130.0500** Signs in B3, B4, B5, B6, W1, M1, M2, M3, M4, and M5 districts.

5 Unless otherwise specified, only the following signs, subject to the stated conditions,

6 shall be permitted IN THE AFOREMENTIONED DISTRICTS:

7 **130.0501** Permitted Signs:

8 a) Business signs in accordance with the provisions of Section 130.0201.

9 b) Identification signs in accordance with the provisions of Section 130.0201.

10 c) Advertising signs in accordance with the provisions of Section 130.0201 and

11 130.0218-130.0220, HOWEVER, NO SUCH SIGN SHALL BE PERMITTED

12 ON A ZONING LOT ABUTTING A DESIGNATED “RADIAL GATEWAY

13 THOROUGHFARE,” AS DEFINED IN SECTION 32.0044C.

1 effect.

2 APPROVED AS TO FORM ONLY:

3 _____

4 Corporation Counsel